

## Planning Commission May 18, 2016

## Item # 3.5

PUBLIC HEARING – Amending Article 22-7 of the Orem City Code pertaining to development standards of the Planned Residential Development (PRD) zone

**Applicant: Development Services** 

## 22-7-12(L) Streets.

- 5. A private drive shall be allowed only if the following conditions are met:
  - a. Development of a part of the PRD with a public street is not practicable.
  - b. The private drive will not extend to or provide service to another property or parcel not included in the PRD unless there is no reasonable way to access existing parcels contiguous to a public street.
  - c. The private drive will not provide access or travel between, or otherwise connect with two (2) or more public streets unless the street or drive is designed to discourage through traffic.
  - (2) or more public streets unless the street or drive is designed to discourage through traffic. d. The private drive is designed by a qualified civil engineer and constructed to City standards and specifications.
  - e. The private drive is designated on the final plat as a perpetual right-of-way and public utility easement.
    - f. All access points from public streets have "Private Drive" signs installed.
  - g. The private drive has a minimum width of twenty-four feet (24') and a maximum width of thirty-six feet (36') and is paved with either concrete or asphalt.
  - h. No The private drive or portion of a private drive that has only one exit (a dead-end) does not accesses or services more than four units.



